Property ID: R44605

Property Information

, 54 ,55

property address: 1515 ECHOLS

legal description: SUBER #5, BLOCK 2, LOT 2,3

owner name/address: NELSON, RONALD T JR & CONNIE

PO BOX 13319

COLLEGE STATION, TX 77841-6319

full business name: NA

land use category: Comm Retail   type of business: NA

current zoning: C-3   occupancy status: vacant

lot area (square feet):   19500   frontage along Texas Avenue (feet):   NA

lot depth (feet):   150   sq. footage of building: 2220

property conforms to: □ min. lot area standards   □ min. lot depth standards   ☒ min. lot width standards
                              NO   NO   130

Improvements

# of buildings: 1   building height (feet):   15   # of stories: 1

type of buildings (specify):   metal

building/site condition: 3 (overgrown w/ weeds)

buildings conform to minimum building setbacks: ☒ yes   □ no   (if no, specify)

approximate construction date: 1964   accessible to the public: ☒ yes   □ no

possible historic resource: □ yes ☒ no   sidewalks along Texas Avenue: □ yes ☒ no

other improvements: □ yes ☒ no   (specify)
                              (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

□ yes ☒ no   □ dilapidated   □ abandoned   □ in-use

# of signs: _____   type/material of sign: _____

overall condition (specify): _____ N/A

removal of any dilapidated signs suggested? □ yes □ no (specify) N/A

Off-street Parking

improved: □ yes ☒ no   parking spaces striped: □ yes □ no   # of available off-street spaces: _____

lot type: □ asphalt   □ concrete   □ other _____

space sizes: _____   sufficient off-street parking for existing land use: □ yes   □ no

overall condition: _____

end islands or bay dividers: □ yes   □ no   landscaped islands: □ yes   □ no

Curb Cuts on Texas Avenue

how many: _5_ curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no

if yes, which ones: _____ N/A _____

meet adjacent separation requirements: □ yes □ no meet opposite separation requirements: □ yes □ no

Landscaping

□ yes ☑ no (if none is present) is there room for landscaping on the property? □ yes ☑ no

comments: _____

overgrown w/ weeds

Outside Storage

☑ yes □ no (specify) _trash_

(Type of merchandise/material/equipment stored)

dumpsters present: ☑ yes □ no are dumpsters enclosed: □ yes ☑ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☑ yes □ no (circle one) residential use (residential zoning district)

is the property developable when required buffers are observed? ☑ yes □ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: □ yes ☑ no

Other Comments:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____